178.0	0008	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	746,800 /	746,800
USE VALUE:	746,800 /	746,800
ASSESSED:	746,800 /	746,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARTHUR REALTY TRUST
Owner 2:	
Owner 3:	
Street 1:	94 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARVANITIS ATHAS & ANGELA -
Owner 2:	-
Street 1:	94 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1976, having primarily Clapboard Exterior and 2867 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	320,500		426,300	746,800
Total Card	0.145	320,500		426,300	746,800
Total Parcel	0.145	320,500		426,300	746,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.46 | /Parcel: 260.46

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121148
GIS Ref	
GIS Ref	
Insp Date	07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0008-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	320,500	0	6,300.	426,300	746,800		Year end	12/23/2021
2021	101	FV	320,500	0	6,300.	426,300	746,800		Year End Roll	12/10/2020
2020	101	FV	320,500	0	6,300.	426,300	746,800	746,800	Year End Roll	12/18/2019
2019	101	FV	268,700	0	6,300.	426,300	695,000	695,000	Year End Roll	1/3/2019
2018	101	FV	268,700	0	6,300.	359,300	628,000	628,000	Year End Roll	12/20/2017
2017	101	FV	268,700	0	6,300.	328,900	597,600	597,600	Year End Roll	1/3/2017
2016	101	FV	268,700	0	6,300.	280,100	548,800	548,800	Year End	1/4/2016
2015	101	FV	245,100	0	6,300.	243,600	488,700	488,700	Year End Roll	12/11/2014

!14042!

PRINT

Date	Time
12/30/21	18:13:59

LAST REV

Date	Time
08/06/18	10:12:03
mmcmakin	

USER DEFINED

Prior Id # 1:	121148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14042

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARVANITIS ATHAS	31087-207		1/27/2000	Convenience	1	No	No		
	13169-615		4/12/1977		67,700	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2002	426	Temp Ten	1,050	C				16X16 & 14X28 TEMP

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Measured	372	PATRIOT
4/6/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
12/27/1999	Measured	163	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	70.	0.97	7									426,301						426,300	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	426,301	Spl Credit		Total:	426,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

BATH FEATURES

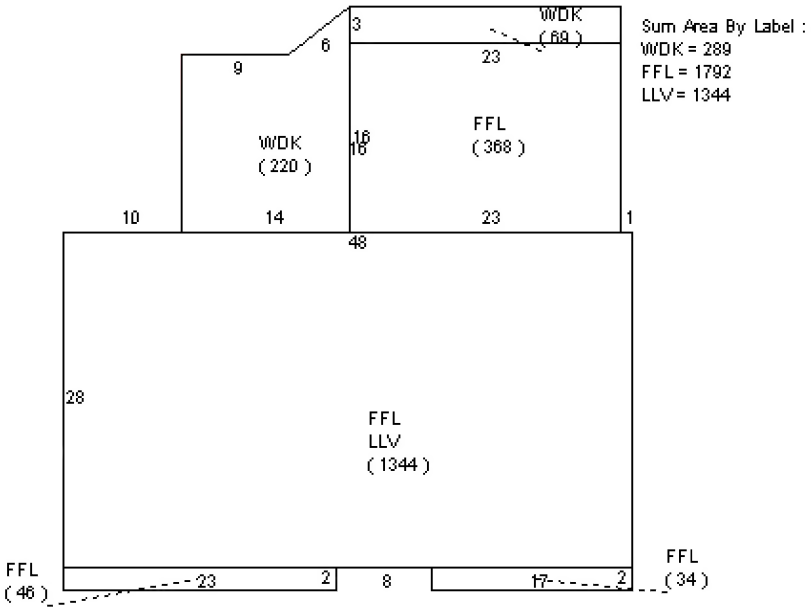
Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

COMMENTS

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.3	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.23593748
Const Adj.:	1.00610900
Adj $ / SQ:	118.131
Other Features:	83756
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412511
Depreciation:	91990
Depreciated Total:	320521

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	118.13
Special Features:	0	Val/Su Net:	93.58
Final Total:	320500	Val/Su SzAd	178.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,792	118.130	211,691
LLV	Lower Level	1,344	85.050	114,313
WDK	Deck	289	9.520	2,751

Net Sketched Area:	3,425			Total:	328,755
Size Ad	1792	Gross Area	3425	FinArea	2867

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

178.0-0008-0015.0